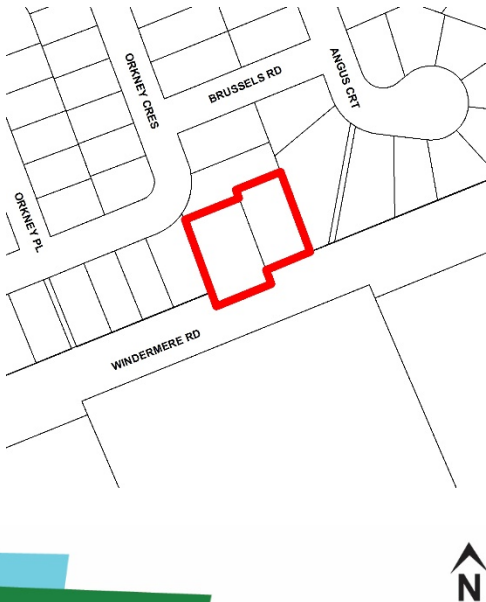


Zoning By-Law Amendment

536 and 542 Windermere Road



File: Z-8945

Applicant: 2492222 Ontario Inc.

What is Proposed?

Zoning amendment to allow:

- cluster “back-to-back” townhouse dwellings
- reduced minimum front yard depth (after road-widening dedication), reduced (westerly) minimum interior side yard depth, and an increased maximum yard encroachment for porches/patios (after road-widening dedication)

YOU ARE INVITED!

Further to the Notice of Application you received on August 29, 2018 and September 26, 2018, and the Public Meeting Notice you received on December 19, 2018 you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, April 15, 2019, no earlier than 5:30 p.m.

Meeting Location: City Hall, 300 Dufferin Avenue, 3rd Floor

For more information contact:

Melissa Campbell
mecampbell@london.ca
519-661-CITY (2489) ext. 4650
City Planning, City of London,
206 Dundas St., London ON N6A 1G7
File: Z-8945

london.ca/planapps

To speak to your Ward Councillor:

Maureen Cassidy
mcassidy@london.ca
519-661-CITY (2489) ext. 4005

**If you are a landlord, please post a copy of this notice where your tenants can see it.
We want to make sure they have a chance to take part.**

Application Details

Commonly Used Planning Terms are available at london.ca/planapps.

Requested Zoning By-law Amendment

To change the zoning from a Residential R1 Zone to a Residential R5 Special Provision Zone. Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at london.ca/planapps.

Current Zoning

Zone: Residential R1 (R1-6) Zone

Permitted Uses: single detached dwellings

Height: maximum 10.5 metres

Requested Zoning

Zone: Residential R5 Special Provision (R5-7(_)) Zone

Permitted Uses: cluster townhouse dwellings and cluster stacked townhouse dwellings

Special Provision(s): reduced minimum front yard depth of 2.1 metres, reduced (westerly) minimum interior side yard depth of 1.7 metres, increased maximum yard encroachment for porches/patios of 0.2 metres from the front lot line.

Residential Density: maximum 60 units per hectare

Height: maximum 12.0 metres

The City may also consider the Holding Residential R5 Special Provision (h-5•h-•R5-5(_)) Zone. Residential density maximum 45 units per hectare. Special provisions for a reduced minimum front yard depth of 2.1 metres; reduced (westerly) minimum interior side yard depth of 3.0 metres; increased maximum yard encroachment for porches/patios of 0.2 metres from the front lot line; and reduced maximum height of 10.5 metres. Holding provisions for public site plan review and an archaeological assessment.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. These lands are currently designated as Low Density Residential in the Official Plan, which permits single detached, semi-detached, and duplex dwellings as the main use. Infill housing may be in the form of single detached, semi-detached, and attached dwellings, cluster housing and low-rise apartments.

The subject lands are in the Neighbourhoods Place Type in *The London Plan*, permitting a range of residential uses including single detached, semi-detached, duplex and converted dwellings, townhouses, stacked townhouses, triplexes, fourplexes and low-rise apartments.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the zoning of land located within 120 metres of a property you own, or your landlord has posted the notice of application in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the *Planning Act*. If you previously provided written or verbal comments about this application, we have considered your comments as part of our review of the application and in the preparation of the planning report and recommendation to the Planning and Environment Committee. The additional ways you can participate in the City's planning review and decision making process are summarized below. For more detailed information about the public process, go to the [Participating in the Planning Process](http://london.ca/planapps) page at london.ca.

See More Information

You can review additional information and material about this application by:

- visiting Planning Services at 206 Dundas Street, Monday to Friday between 8:30am and 4:30pm;
- contacting the City's Planner listed on the first page of this Notice; or
- viewing the application-specific page at london.ca/planapps.

Attend This Public Participation Meeting

The Planning and Environment Committee will consider the requested zoning changes at this meeting, which is required by the *Planning Act*. You will be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. The Planning and

Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

What Are Your Legal Rights?

Notification of Council Decision

If you wish to be notified of the decision of the City of London on the proposed zoning by-law amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at docservices@london.ca. You will also be notified if you speak to the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Secretary of the Committee.

Right to Appeal to the Local Planning Appeal Tribunal

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

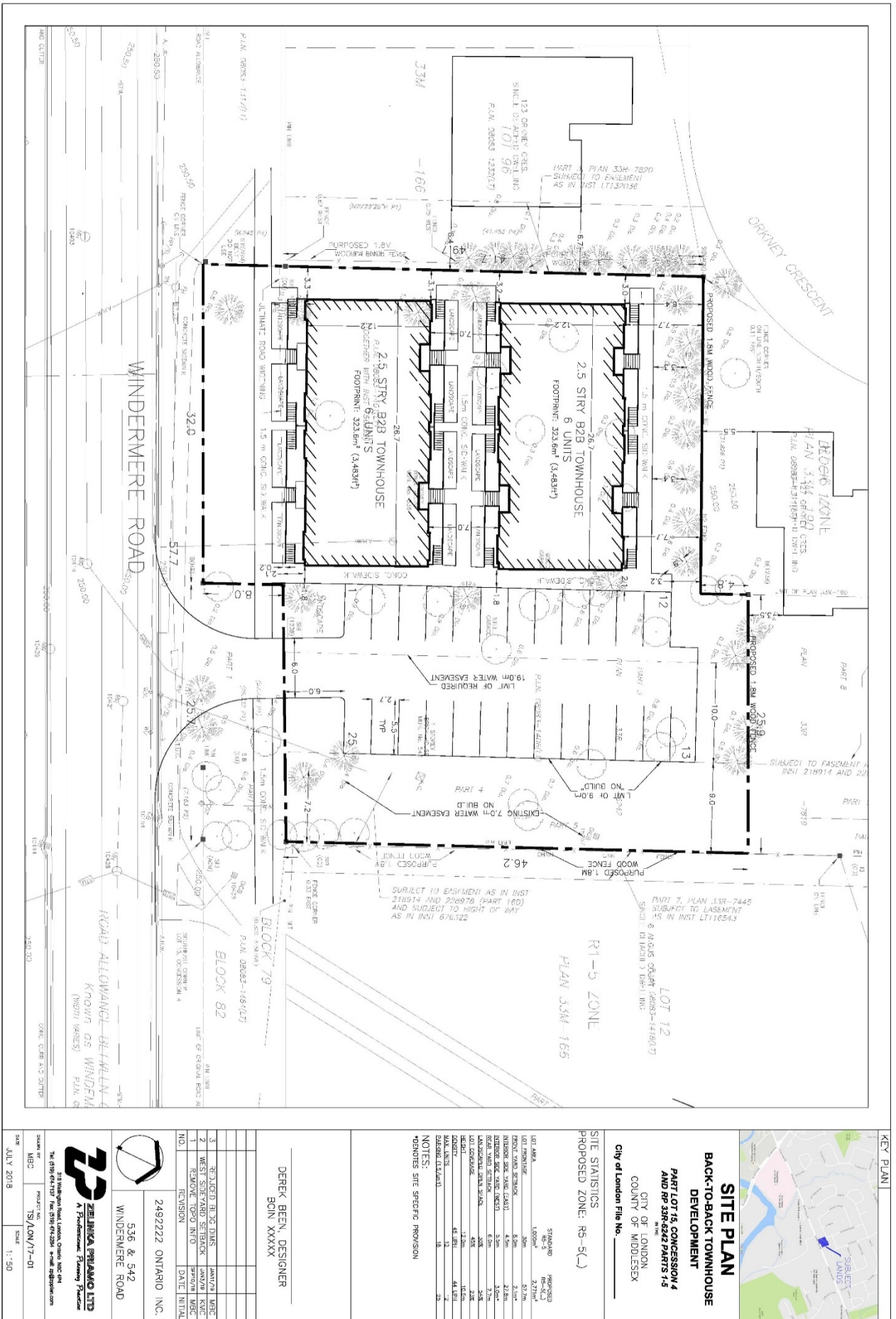
For more information go to <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

Notice of Collection of Personal Information

Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the *Municipal Act*, 2001, as amended, and the *Planning Act*, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Cathy Saunders, City Clerk, 519-661-CITY(2489) ext. 4937.

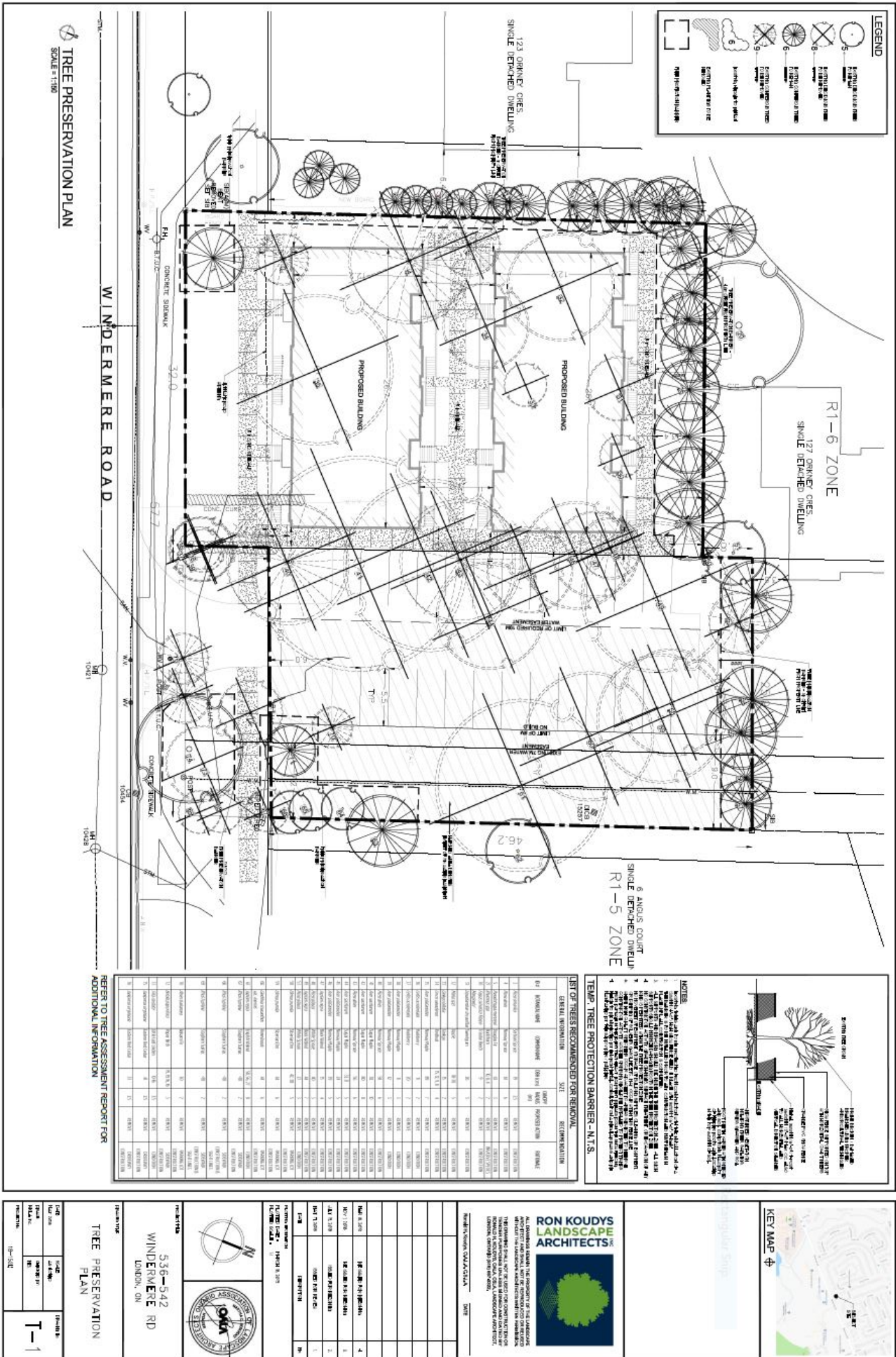
Accessibility – Alternative accessible formats or communication supports are available upon request. Please contact accessibility@london.ca or 519-661-CITY (2489) extension 2425 for more information.

Site Concept



Revised Conceptual Site Plan (January 2019) for 536 and 542 Windermere Road
 The above image represents the applicant's proposal as submitted and may change.

Tree Preservation Plan



Revised Tree Preservation Plan (March 2019) for 536 and 542 Windermere Road
 The above image represents the applicant’s proposal as submitted and may change.

Building Renderings



Conceptual Rendering for 536 and 542 Windermere Road

The above image represents the applicant's proposal as submitted and may change.